



VILLAGE OF SAUGERTIES  
43 PARTITION STREET  
SAUGERTIES, N.Y. 12477  
PHONE: 845-246-2321 FAX: 845-246-0887

## Planning Board Meeting and Public Hearings April 14, 2021 Minutes

**Due to the COVID19 pandemic and the Governor's Executive Order 202 regarding open meetings, this meeting was held via Webex. The connection information was broadcast online for residents to participate.**

**Present:** Planning Board –Michael Karashay, Erik Johnson, Andrew Zink, Doug Mulqueen

**Others:** Eyal Saad, Ben Neidl, Don Hackett, Alan Kessler, Matthew Mason, Khattar Elmassalemah, Dan McCarthy, Jaime Bernanke, Jonathan Falcon, Quiedo and Scarlett Carbone,

**Michael Karashay** opened the Planning Board Public Hearings at 6:30pm.

### **Monica Malarczyk 4 & 8 Burt Street Lot Line Revision**

There was no one on the Webex call with questions or comments for the Malarczyk lot line revision application. The responses from Ulster County Planning Board and the Waterfront Advisory Board were received and indicated there was no objections or conditions for the application.

**Douglas Mulqueen made a motion to close the Public Hearing for the Lot Line Revision for Monica Malarczyk 4 & 8 Burt Street. Andrew Zink seconded the motion to close the Public Hearing for the Lot Line Revision for Monica Malarczyk 4 & 8 Burt Street. The motion carried unanimously.**

### **Millsaps 6 First Street Special Use Permit**

The responses from Ulster County Planning Board were received and indicated there was no objections or conditions for the application.

Matthew Mason responded to Quiedo Carbone's inquiry regarding the application and whether there is enough parking? The house is currently functioning as a four-family house but is in a zone that does not allow four-families. Three family is the maximum. The special use permit would be to allow the fourth apartment. There are 2 parking spaces available which meets the requirement.

**Erik Johnson made a motion to close the Public Hearing for the Millsaps, 6 First Street Special Use Permit application. Andrew Zink seconded the motion to close the Public Hearing for the Millsaps, 6 First Street Special Use Permit application. The motion carried unanimously.**

### **Ankur Rao Real Estate 317 Main Street Commercial Site Plan**

Khattar Elmassalemah from Praetorius and Conrad representing Ankur Rao Real Estate, stated that he received the Ulster County Planning Boards comments, and they seem to be happy that the building will be renovated to fit more into the historic nature of the corner. Lighting levels and parking were mentioned and will be addressed as we move forward with the project. The application will be presented to the Historic Review Board for their review on April 28<sup>th</sup>.

The plan has been adjusted to include 3 apartments instead of 2 on the second floor and the commercial store at the bottom level.

The advisory comment from UCPB regarding short- or long-term rentals will be discussed at the regular meeting.

The Village of Saugerties does not have a law or code regarding short term rentals.

**Andrew Zink made a motion to keep the Public Hearing for the Ankur Rao Real Estate, 317 Main Street Commercial Site Plan application open until the May 12<sup>th</sup> meeting. Erik Johnson seconded the motion to keep the Public Hearing for the Ankur Rao Real Estate, 317 Main Street Commercial Site Plan open until the May 12<sup>th</sup> meeting. The motion carried unanimously.**

#### **Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot Line Revision**

Jaime Bernanke asked what the project entailed.

Eyal Saad explained that the project was for 11 new townhouses to replace the existing house on the waterfront of the Esopus Creek. Environmental review is still open currently. The project has been referred to several NYS agencies for review.

The engineer recommended that the 1<sup>st</sup> floor needed to be raised above flood elevation.

**Douglas Mulqueen made a motion to keep the Public Hearing for the Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot Line Revision application open until the May 12<sup>th</sup> meeting. Andrew Zink seconded the motion to keep the Public Hearing for the Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot Line Revision application open until the May 12<sup>th</sup> meeting. The motion carried unanimously.**

Michael Karashay opened the Planning Board meeting at 6:55pm.

Mike Karashay presented the minutes from the March 10, 2021 Planning Board Meeting.

**Andrew Zink made a motion to approve the minutes from March 10, 2021 as presented. Erik Johnson seconded the motion to approve the minutes from March 10, 2021 as presented. The motion carried unanimously.**

#### **Michael Persico, 6 & 8 South Partition Street Lot Line Revision**

A small sliver of vacant property is being combined with the neighboring property with an existing house. This change will create more parking and better access to the house. A Public Hearing had not been required.

The SEQR EAF Part 2 was addressed. All eleven questions were answered no.

**Andrew Zink made a motion to declare a negative declaration for SEQR for the Lot Line Revision application at 6 & 8 South Partition Street. Erik Johnson seconded the motion to declare a negative declaration for SEQR for the Lot Line Revision application at 6 & 8 South Partition Street. The motion carried unanimously.**

**Andrew Zink made a motion to approve the Lot Line Revision for 6 & 8 South Partition Street. Erik Johnson seconded the motion to approve the Lot Line Revision for 6 & 8 South Partition Street. The motion carried unanimously.**

A resolution to memorialize the approval for 6 & 8 South Partition Street Lot Line Revision will be presented at the May 12<sup>th</sup> Planning Board meeting.

#### **Monica Malarczyk 4 & 8 Burt Street Lot Line Revision**

The Public Hearing has been closed for this application. The SEQR EAF Part 2 was addressed. All eleven questions were answered no.

**Andrew Zink made a motion to declare a negative declaration for SEQR for the Lot Line Revision application at 4 & 8 Burt Street. Erik Johnson seconded the motion to declare a negative declaration for SEQR for the Lot Line Revision application at 4 & 8 Burt Street. The motion carried unanimously.**

**Andrew Zink made a motion to approve the Lot Line Revision for 4 & 8 Burt Street. Erik Johnson seconded the motion to approve the Lot Line Revision for 4 & 8 Burt Street. The motion carried unanimously.**

The resolution to memorialize the approval of the 4 & 8 Burt Street Lot Line Revision application will be presented at the May 12<sup>th</sup> meeting.

#### **Millsaps 6 First Street Site Plan**

The response from the Fire Department has not been formally received yet. They are within their 30 days to respond. The SEQR will be completed at the May 12<sup>th</sup> meeting after a response is received.

#### **Sawyer Brothers 190 Ulster Avenue Commercial Site Plan and Special Use**

The application proposes to remove the existing car wash bays and construct an ice cream parlor in the remaining building.

The Village will be the lead agency for SEQR review. The Ulster County Planning Board and the Village Fire Dept. will be interested parties.

**Andrew Zink made a motion for the Village Planning Board to serve as lead agency for SEQR review and to circulate the letters to interested agencies for the Sawyer Bros. Commercial Site Plan and Special Use permit application for 190 Ulster Avenue. Douglas Mulqueen seconded the motion for the Village Planning Board to serve as lead agency for SEQR review and to circulate the letters to interested agencies for the Sawyer Bros. Commercial Site Plan and Special Use permit application for 190 Ulster Avenue. The motion carried unanimously.**

**Erik Johnson made a motion to set a Public Hearing for the Sawyer Bros. Commercial Site Plan and Special Use Permit application for May 12<sup>th</sup> at 6:30pm. Doug Mulqueen seconded the motion to set a Public Hearing for the Sawyer Bros. Commercial Site Plan and Special Use Permit application at 6:30pm. The motion carried unanimously.**

#### **Ankur Rao Real Estate 317 Main Street Commercial Site Plan**

**Khattar Elmassalemah** from Praetorius and Conrad would like the Board to consider overriding the long-term rental requirement comment from the Ulster County Planning Board.

**Attorney Ben Neidl** advised that the comments were only advisory not required and can be overruled.

**Khattar Elmassalemah** will have the response from the Historic Review Board for the May 12<sup>th</sup> meeting.

#### **Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot Line Revision**

The Public Hearing will remain open for the May 12<sup>th</sup> meeting.

New revisions to the elevation plans are being worked on and will be submitted for the May meeting.

The response has been received from the Wastewater Dept. An escrow account is required as of the last meeting. It will be determined if an account has been set up.

A discussion to resume the in-person meetings was held and is to be determined.

**Erik Johnson made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded Douglas Mulqueen. The motion carried unanimously. The meeting adjourned at 7:26 pm.**

**The date of the next Planning Board meeting is Wednesday May 12, 2021 at 6:30pm.**

Submitted by Lisa Mayone

April 26, 2021